

### FAST TRACK PLAT AGREEMENT

1. The undersigned Alana Fajardo is the owner of certain real property more particularly described as:
2. The undersigned proposes to develop the above referenced real property by constructing 59 SINGLE FAMILY HOMES
3. The undersigned acknowledges that zoning approval of public hearing application, ASPR or Administrative Review and platting of the subject property are prerequisites to the issuance of building permit(s) by the Building Department for the above noted proposed development.
4. The undersigned acknowledges that the tentative plat no. T 23782 shall be tentatively approved subject to approval of the public hearing, ASPR, or Administrative Review application no. 22016-00016 and plan(s) prepared by, and dated \_\_\_\_\_. (when plan is required)
5. The undersigned acknowledges that no concurrency review or approval is granted at the time of fast track plat approval.
6. The undersigned acknowledges that approvals of the tentative plat by member departments of the Plat Committee reviewing same are subject to the decision of the hearing body or County departments considering the zoning request.
7. The undersigned agrees that any approval granted or action taken by the Plat Committee or a member department of the Plat Committee on the plat application is not to be the subject of discussion before the hearing board considering the zoning request.
8. The undersigned acknowledges that he/she has voluntarily elected to follow the fast track plat procedure and is doing so at his/her own risk and expense.
9. The undersigned does hereby release and discharge Miami-Dade County, Florida, from and against any and all claims, demands, damages, costs or expenses arising out of or resulting from the decision of the hearing body on the zoning request insofar as its effect on any department's approval previously granted on the tentative plat application.

**IMPORTANT NOTICE TO APPLICANT:**

Make check for the total Processing Fee Payable to: Board of County Commissioners.

**FEES:**

P.W.W.M. -----	\$1,872.00
Plus \$10.90 per site in excess of 6 sites-----	\$588.60
P.E.R.A. -----	\$210.00
<b>PRINT</b>	<b>\$2,670.60</b>

Number of Sites : ( 61 )

**FOR OFFICIAL USE ONLY:**

Agenda Date: 4/15/16  
Tentative No.: T- 23.782-1-NEW  
Received Date: 3/29/16

Concurrency Review Fee (\*6.00% of Sub-Total) -- \$160.24 \*Not applicable within Municipalities  
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,842.39 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

# **APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT**

Municipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 16 Twp.: 54 S. Rge.: 39 E. / Sec.: \_\_\_\_ Twp.: \_\_\_\_ S. Rge.: \_\_\_\_ E.

- Name of Proposed Subdivision: CYPRESS LAKE (FAST TRACK)
- Owner's Name: LOVELL FARMS, INC Phone: 305-599-8100  
Address: P.O.BOX 558387 City: MIAMI State: FL Zip Code: 33255  
Owner's Email Address: Jose Fernandez [jpf@homestarbuidler.com]
- Surveyor's Name: AMERICAN SERVICES OF MIAMI, CORP Phone: 786-236-7846  
Address: 9360 SW 72nd STREET, SUITE 200 City: MIAMI State: FL Zip Code: 33173  
Surveyor's Email Address: ED@ASOMIAMI.COM
- Folio No(s): 30-4916-000-0070 / 30-4916-000-0080 / 30-4916-000-0090 / \_\_\_\_\_
- Legal Description of Parent Tract: THE S1/2, S1/2, NW 1/4, NW 1/4, NE 1/4 AND SW 1/4, NW 1/4, NE 1/4 OF SECTION 16, TOWNSHIP 54S, RANGE 39E, MIAMI DADE COUNTY, FLORIDA
- Street boundaries: SW 30th STREET AND SW 152nd AVENUE
- Present Zoning: AU TO RU-1Ma Zoning Hearing No.: Z2016-0016 APPLIED FOR
- Proposed use of Property:  
Single Family Res.( 59 Units), Duplex( \_\_\_\_ Units), Apartments( \_\_\_\_ Units), Industrial/Warehouse( \_\_\_\_ Square .Ft.),  
Business( \_\_\_\_ Sq. Ft. ), Office( \_\_\_\_ Sq. Ft.), Restaurant( \_\_\_\_ Sq. Ft. & No. Seats \_\_\_\_), Other ( \_\_\_\_ Sq. Ft. & No. of Units \_\_\_\_)

**NOTE: List all plat restrictions zoning conditions or any other declaration, restriction, condition etc. that might affect this Tentative Plat.**

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by P.E.R.A. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

SS:

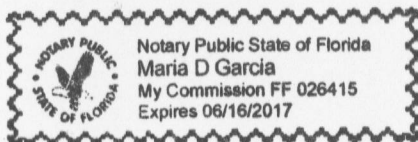
COUNTY OF MIAMI-DADE)

Signature of Owner: Ileana Fajardo

(Print name & Title here): Ileana Fajardo

BEFORE ME, personally appeared Ileana Fajardo this 18 day of March 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known X or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 18 day of March, 2016 A.D.



(NOTARY SEAL)

Signature of Notary Public: Maria D Garcia

(Print, Type name here): Maria D Garcia

6/16/17  
(Commission Expires)

FF 026415  
(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

# TENTATIVE PLAT FOR CYPRESS LAKE

A PROPOSED SUBDIVISION OF A PORTION OF THE N.E. 1/4, SECTION 16, TOWNSHIP 54 SOUTH,  
RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## LOCATION MAP

 $1'' = 300'$ 

NW CORNER  
NE 1/4  
SEC. 16-54-39

NE CORNER  
SEC. 16-54-39

**CYPRESS LAKE**  
**T-23782)**

**GENERAL SURVEYOR NOTES:**

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF  $\frac{1}{2}$  FOOT FOR NATURAL GROUND SURFACES AND  $\frac{1}{100}$  FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY F.E.M.A. FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**CONTACT PERSON INFORMATION**  
NAME: ED PINO  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
E-MAIL: ED@ASOMIAMI.COM

SURVEYOR'S NOTES

The Property described on this Survey Does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the Property lies within Zone "AH" of the Flood Insurance Rate Map identified as Management Panel No.120635-427L, bearing an effective date of September 11, 2009. Base elevation 9.00 feet, NGVD 1929..

Land Area of Subject Property: 12.5 Acres(+/-)

The precision of traverse for this Boundary Land Title Survey is one part in 44,000.  
The minimum required precision is one part in 10,000.

Shown elevations are based on N.G.V.D. (National Geodetic Vertical Datum of 1929)

There are no visible Easements or rights of way of which the undersigned has been advised

There are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.

Bearing shown hereof are referred to an assume meridian of N.02°14'41"W. for the centerline of S.W. 152nd AVE. also being the West Line of NE 1/4 of Section 16, Township 56S, Range 39E, Miami-Dade County.

Dade County Flood Criteria = 8.4

Number of Lots: 59 residential lots and 2 Tracts

Bench Mark used: Miami Dade County BM N-4932, Elevation 9.12, located at SW 26th Street and SW 147th Ave.

**Development Information:** 59 Single Family Residences in two block

Tract "A" as an egress/ingress easement for the maintenance of the Lake

Owner Information: Lovell Farms, Inc.  
P.O.Box 558387  
Miami, FL 33255

PARCEL 1

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 16,  
TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA. ( PARCEL I.D. NUMBER :  
30-4916-000-0070)

PARCEL 2

THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA. ( PARCEL I.D. NUMBER : 30-4916-000-0080)


**PARCEL 3**

THE SOUTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 54 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA. ( PARCEL I.D. NUMBER : 30-4916-000-0090)

### SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

American Services of Miami, Corp.


 Ed Pino  
 PROFESSIONAL LAND SURVEYOR  
 AND MAPPER No. 6771  
 STATE OF FLORIDA  
 DATE: SEPT. 15, 2016

DATE: SEPT. 15, 2016

**AMERICAN SERVICES OF MIAMI, CORP.**  
Consulting Engineers . Planners . Surveyors

9370 S.W. 72nd Street, Suite A-102  
MIAMI, FLORIDA, 33173  
PH: (305) 598-5101  
FAX: (305) 598-8627  
WEB: [ASOMIAMI.COM](http://ASOMIAMI.COM)

FOR: LOVELL FARMS, INC.	
SCALE: 1"=50'	DESIGNED BY: E.P.
DATE: 9/15/16	APPROVED BY: E.P.

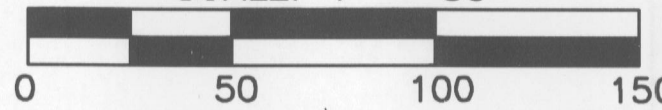
ORDER No.  
16-206

SHEET 1 OF 2

# TENTATIVE PLAT OF CYPRESS LAKE

A PROPOSED SUBDIVISION OF A PORTION OF THE N.E. 1/4, SECTION 16, TOWNSHIP 54 SOUTH,  
RANGE 39 EAST, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCALE: 1" = 50'

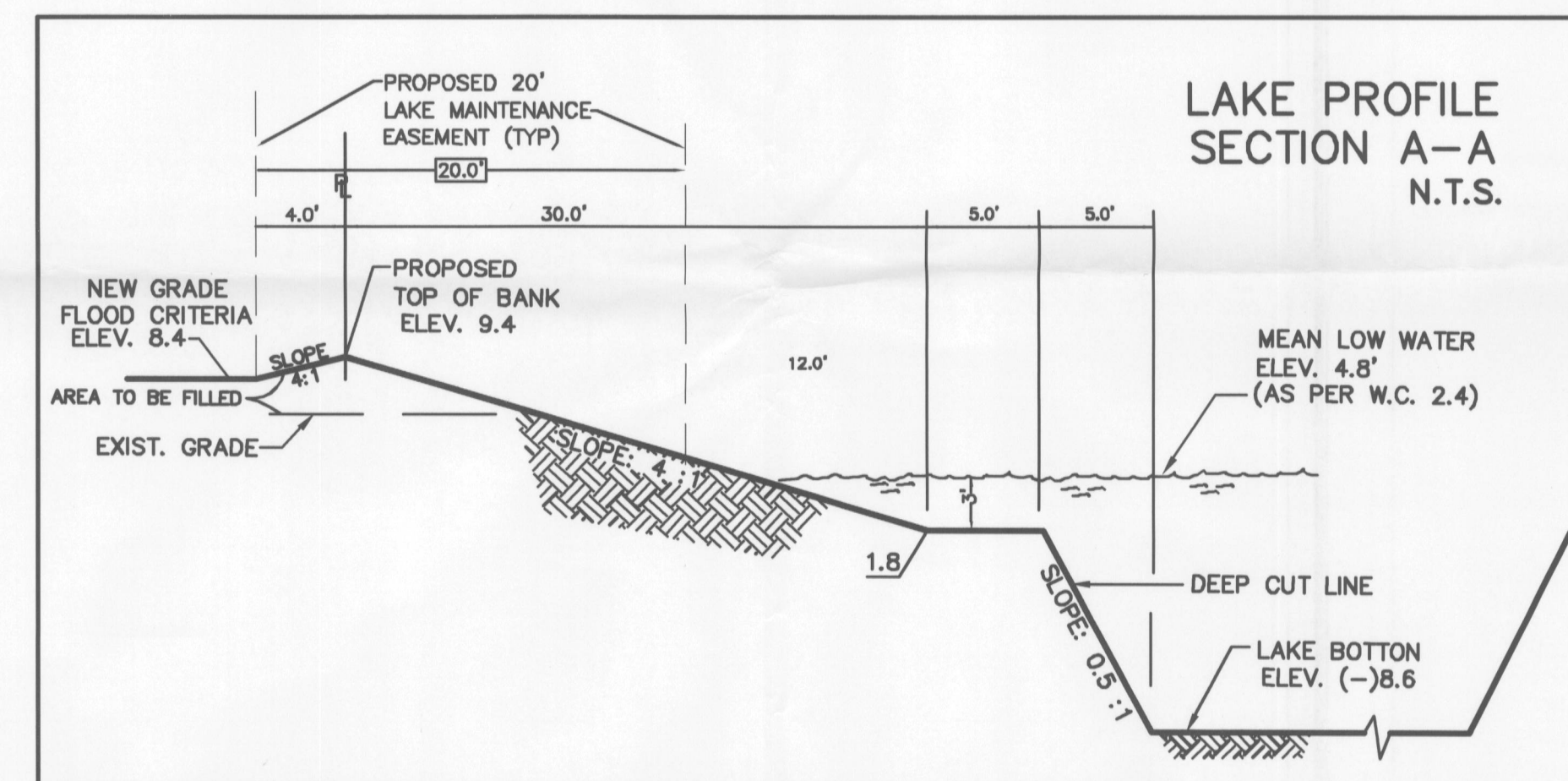


## SURVEYOR'S LEGEND (IF ANY APPLIED)

- |                       |                      |
|-----------------------|----------------------|
| BOUNDARY LINE         | CATCH BASIN          |
| STRUCTURE (BLDG.)     | MANHOLE              |
| CONCRETE BLOCK WALL   | O.E. OVERHEAD ELECT. |
| METAL FENCE           | POWER POLE           |
| WOODEN FENCE          | LIGHT POLE           |
| CHAIN LINK FENCE      | HANDICAP SPACE       |
| WOOD DECK/DOCK        | HANDICAP SPACE       |
| ASPHALTED AREAS       | EASEMENT LINE        |
| CONCRETE              | WATER VALVE          |
| BRICKS OR PAVERS      | TV-CABLE BOX         |
| ROOFED AREAS          | WM WATER METER       |
| WATER (EDGE OF WATER) |                      |

## ABBREVIATION (IF ANY APPLIED)

- |                                   |                                       |
|-----------------------------------|---------------------------------------|
| A = CURVE                         | F.S. = FOUND SPIKE                    |
| A/C = AIR CONDITIONING UNIT       | L.P. = LIGHT POLE                     |
| ASPH. = ASPHALT                   | MEAS.(M) = MEASURED                   |
| B.M. = BENCH MARK                 | MH = MANHOLE                          |
| BLK/COR. = BLOCK CORNER           | M = MONUMENT                          |
| CALC.(C) = CALCULATED             | ME = MONUMENT LINE                    |
| CB = CATCH BASIN                  | NTS = NOT TO SCALE                    |
| C.B.S. = CONCRETE BLOCK STRUCTURE | P/W = PARKWAY                         |
| C.L. = CENTER LINE                | P.O.B. = POINT OF BEGINNING           |
| CHBR. = CHORD BEARING             | P.O.C. = POINT OF COMMENCEMENT        |
| C.L.F. = CHAIN LINK FENCE         | P.I. = POINT OF INTERSECTION          |
| CL = CLEAR                        | P.C. = POINT OF CURVATURE             |
| CONC. = CONCRETE                  | P.L. = PROPERTY LINE                  |
| D.M.E. = DRAINAGE MAINT. EASEMENT | P.P. = POWER POLE                     |
| EASMT. = EASEMENT                 | P.R.M. = PERMANENT REFERENCE MONUMENT |
| ELEV. = ELEVATION                 | P.T. = POINT OF TANGENCY              |
| ENC. = ENCROACHMENT               | RAD. = RADIAL                         |
| F.D/H = FOUND DRILL HOLE          | REC. (R) = RECORDED                   |
| F.H. = FIRE HYDRANT               | RES. = RESIDENCE                      |
| F.N/D = FOUND NAIL AND DISC       | R/W = RIGHT OF WAY                    |
| F.I.P. = FOUND IRON PIPE          | SEC. = SECTION                        |
| S.D/H = SET DRILL HOLE            | SWK. = SIDEWALK                       |
| S.N/D = SET NAIL AND DISC         | T.O.P. = TOP OF BANK                  |
| S.I.P. = SET IRON PIPE            | U.E. = UTIL. EASEMENT                 |
| S.R.B. = SET REBAR                | W.P. = WOODEN POLE                    |
| STY = STORY                       | S = SECTION LINE                      |



## CONTACT PERSON INFORMATION

NAME: ED PINO  
PHONE: (305) 598-5101  
FAX: (305) 598-8627  
E-MAIL: ED@ASOMIAMI.COM

SITE ADDRESS: 151xx S.W. 30th ST., MIAMI, FL. 33185

JOB NUMBER: 16-206

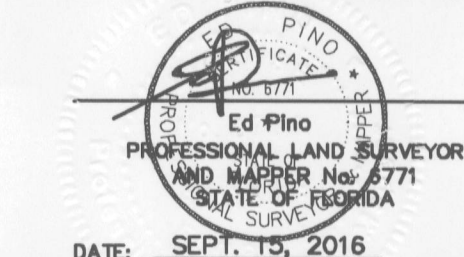
DATE OF SURVEY: FEBRUARY 03, 2016

FOLIO NUMBER: 30-4916-000-0070, 30-4916-000-0080  
and 30-4916-000-0090

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American Services of Miami, Corp.



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SHEET 2 OF 2